



**4 Greenwood Court
7-9 The Parade
Epsom
Surrey KT18 5DP**

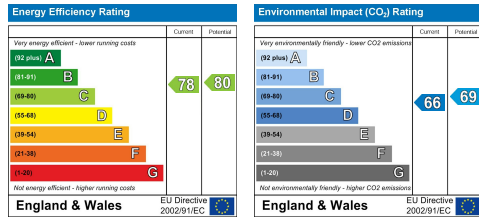
- COMMUNAL ENTRANCE HALL • ENTRANCE HALL • LIVING ROOM • FITTED KITCHEN • 2 BEDROOMS • BATHROOM • RESIDENTS LOUNGE • GUEST SUITE • LAUNDRY ROOM • COMMUNAL GARDENS

Offers In The Region Of £295,000 - Leasehold

SET IN THIS ENVIABLE LOCATION OVER LOOKING DULSHOT GREEN A GROUND FLOOR RETIREMENT APARTMENT WITH 2 BEDROOMS. THE LOCATION PROVIDES FOR READY ACCESS TO THE TOWN CENTRE WITH IT'S SHOPS, THEATRE, CINEMA AND STATION, AN IDEAL SPOT. THE DEVELOPMENT HAS A RESIDENTS LOUNGE, LAUNDRY ROOM, GUEST SUITE AND WELL TENDED GARDENS.

SOLE AGENT. NO ONWARD CHAIN. EPC - C.

Continuation: 4 Greenwood Court, Epsom



Main Entrance

Porch

Leading to:

Communal Entrance Hall

Leads to:

Residents Lounge

A large room with ample chairs, kitchen area, doors out to patio and gardens. Managers Office. Residents Laundry Room, Refuse store.

Front door to:

Entrance Hall

With entry-phone / alarm point, deep linen cupboard with recently renewed hot water unit, ample storage space, coved ceiling.

Living room

18'7 x 11' (5.66m x 3.35m)

Double glazed French door to front overlooking Dulshot Green, with side window, fireplace with inset electric fire, coved ceiling with twin light points, alarm pull, storage heater, glazed double doors to:



Kitchen

9' x 5'8 (2.74m x 1.73m)

Double glazed window overlooking green. Base units with cupboards and drawers, work tops over with inset stainless steel sink unit, inset hob with cooker hood over, wall units, full height unit with inset oven, alarm pull, fan wall heater, coved ceiling.



Bedroom 1

17'7 x 9'3 (5.36m x 2.82m)

Double glazed window overlooking green. 6' wide fitted mirror fronted wardrobe, storage heater, alarm pull, coved ceiling.



Bedroom 2

11'2 max x 8'10 (3.40m max x 2.69m)

Double glazed window overlooking green. Electric panel heater, alarm pull, coved ceiling.



Bathroom

Panel bath with shower over, screen to side, vanity wash basin with storage beneath and wall mirror with shaver point above, low level wc, tiled walls, alarm point, fan wall heater, heated towel rail, extractor fan.



Outside

Communal Gardens

For the enjoyment of all residents with wide paved patio with lawn and inset flower and shrub borders, gates at rear for delivery access.

Residents Facilities

Residents Lounge

Laundry Room

Guest suite - bookable via Manager.

Occupancy Criteria

Occupants must be 60+ years of age.

Lease Details

125 years from 2003

Ground Rent - £425.00 p.a.

Maintenance - Currently £3193.22 to include Building Insurance,

Council Tax

Epsom & Ewell B.C. band 'E' - £2249.45 for the year to 31/03/2019.



TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing

Strictly by appointment via Douglas & Co 01372 722362 or info@douglas-estates.co.uk

Agents Notes

These details whilst believed to be correct are not guaranteed nor do they form part of any contract and should not be relied upon for ordering carpets or furnishings. Douglas have not tested any stated equipment or appliances. Purchasers are advised to satisfy themselves as to working order and condition.

Under Anti-Money Laundering Regulations we are required to have sight of and retain copies of buyers I.D. We will therefore require copies of either a Passport and Driving Licence alternatively a Passport or Driving Licence plus a Utility or Council Tax bill. We hope that you will understand the necessity of this.